

**HORIZON REPORT: 2015 ACTIVE CASES**  
**MARCH, 2015**

<b>Name</b>	<b>Location</b>	<b>Accepted</b>	<b>Project Mgr.</b>	<b>Description</b>	<b>Status</b>	<b>PCPH</b>	<b>TCPH</b>
TLZM-2013-0006 & TLTA-2014-0001 Crescent Parke	Along King St. behind Food Lion & adjacent to Olde Isaac Walton Park	11/23/13 & 4/17/14	Mike Watkins	Rezoning & Town Plan Amendment to change the planned use with the CDD to rezone a portion of the property to CD-RH to allow construction of approximately 177,000 s. f. of commercial and 456 dwelling units (combination of townhomes, two-over-twos and multifamily condos)	3 <sup>rd</sup> submission received 12/14/14; CCL due 4/3/15; TNT scheduled for PCPH 5/7/15	05/07/15	
TLZM-2012-0004 Catoctin Circle (Formerly Arcadia Crossing)	North of Giant Grocery on Catoctin Circle	2/13/13	Mike Watkins	Request to rezone property north of Giant on Catoctin Circle to the PRN district to allow 64 townhome units; some of which are included as live work units	Awaiting applicants 3rd submission		
TLTA-2013-0001, TLTA -2013-0002, TLZM-2013-0001, TLSE-2013-0002, TLSE-2013-0003, and TLSE-2013-0004 Leegate	Southwest corner of E. Market St. & Battlefield Pkwy.	4/3/13	Mike Watkins	Rezoning, Special Exceptions and Town Plan amendment to allow 430,000 s. f. office; 200,000 s. f. commercial; 130 room hotel; 2 parking structures; and 475 dwelling units (combination of townhomes, two-over-twos and multifamily units)	Applicant and PC involved in work session discussions held 1/15/15 and 2/5/15; A third work session is scheduled for 3/19/15	12/18/14	
TLZM-2014-0001 Potomac Station Marketplace	Southeast corner of Potomac Station Drive, NE and Battlefield Pkwy	4/10/14	Mike Watkins	A request to amend ZM-154 and TLZM-2006-0011 to allow 29,000 s. f. of commercial uses and 164 dwelling units (a combination of townhouses, two-over-twos, and age restricted condos)	Second CCL sent 11/25/14; awaiting applicant revisions; TNT scheduled for PCPH 5/21/15	05/21/15	

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TLZM-2014-0002 Hamblet @ Leesburg	Northwest corner of Crosstrail Blvd. and E. Market St. intersection	6/2/14	Mike Watkins	A request to rezone 2 parcels (6.5 acres of R-E to PRN)to allow 20 single family detached dwelling units	First CCL sent 8/18/14; meeting with applicant on 2/25/15; awaiting resubmission		
TLZM-2015-0004 Crescent Place	Harrison Street & Catoctin Circle, SE	2/24/15	Mike Watkins	Concept Plan and Proffer Amendment to reduce the setbacks for the buildings on the property which were previously approved under TLZM-2012-0003	Latest submission received 2/23/15; scheduled for PC PH 3/16/15	3/19/15	3/24/15
TLZM-2014-0005 Patriot Self-Storage	Fort Evans Road	7/18/14	Mike Watkins	Request for rezoning approval to add a fifth story to two buildings originally approved as Patriot Office Park to allow construction of two five story climate controlled self-storage buildings totaling 250,750 s. f.	First CCL sent 9/11/14; TNT scheduled for PCPH 6/4/15	6/4/15	
TLZM-2014-0008 Village at Leesburg Land Bay C Arch	Village at Leesburg	11/5/14	Mike Watkins	Application to amend the proffers for residential building architecture; Also see TLOW-2014-0003	First Submission received 11/21/14; First CCL sent 1/19/15; awaiting resubmission		
TLZM-2015-0001 Poets Walk at Oaklawn	Land MUC2 located between Battlefield Pkwy, Miller Dr., Oaklawn Dr., and Brown Roan Dr.	2/12/14	Irish Grandfield	Concept Plan and Proffer amendment to allow a 38,000 s. f. nursing home/memory care facility	First Submission received 2/13/15; First CCL due 3/27/15		
TLSE-2014-0005 Providence Academy	37 Catoctin Circle, SE	11/14/14	Irish Grandfield	A request to allow a school of general education for up to 250 students in an existing building at 37 Catoctin Circle, SE	First submission received 11/21/14; First CCL sent 1/8/15; awaiting applicant resubmission		

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TLZM-2014-0009 & TLTA-2014-0002 Sycolin Commons Residential	Sycolin Road between Battlefield Parkway and Route 7/15 Bypass	1/13/15	Irish Grandfield	A rezoning and Town Plan amendment request to develop a community of up to 62 single-family attached dwelling units (townhomes) with rear load garages on approximately 7.9 acres; property is currently zoned R-1 Single Family residential and designated as Community Commercial in the Town Plan	First submission received 1/13/15; CCL sent 3/6/15; awaiting resubmission		
TLTA-2015-0001, TLZM-2015-0002, & TLZM-2015-0003 Courthouse Complex	Downtown	3/3/15	Irish Grandfield	Loudoun County has requested a Town Plan amendment to convert PIN 231-49-7056 from land use designation "Low Density Residential" to "Down Town"; Request to amend TLZM-98-155 to allow 92,000 s.f. new courts building at 2 Church Street, NE, per Sec. 7.3.2 TLZO; Request to rezone 9.9 acres from R-6 to GC to allow a parking structure per Sec. 7.3.2 TLZO	First submission received 2/18/15; accepted 3/3/15 and currently under review		

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## HORIZON REPORT 2015; ACTIVE COUNTY REFERRALS

### JANUARY – MARCH 2015

Name	Application Description	Status
TLCR-2013-0002 Goose Creek Golf Club	Application to rezone PD-OP and PDH to build 154 units, 9-hole golf course, 132 room hotel, 6,000 s. f. restaurant and 36,000 s. f. office	Second Submission Referral sent to County on 4/9/14. Application is being reviewed by County Planning Commission
TLCR-2012-0006 Tuscarora Crossing	Application to rezone PD-GI to residential use to build 577 units, 23,000 s. f. neighborhood retail and 42 acres of light industrial use	Fifth Submission Referral sent to County on July 10, 2014; Scheduled for Board of Supervisors PH on October 8, 2014
Wildwood Farms Active Adult	Application for an active adult residential project consisting of 242 SFD units. This is in the County Transition Policy area. Referral only sent to Airport.	

## HORIZON REPORT 2015: CHECKLIST REVIEW (NEW APPLICATIONS)

### JANUARY – MARCH 2015

Application Name	Location	Project Manager	Description	Status
TLSE-2015-0002 Costco	1300 Edwards Ferry Road	Not yet assigned	Request to increase retail sales area by +/- 6,100 s. f. seasonal outdoor sales & one tire bay	Received 3/10/15 and under review
TLSE-2015-0001 Rappaport-Veterinary Hospital; Bldg. Q	1614 Village Market Blvd., SE #105, Bldg. Q	Not yet assigned	Request for a 2,398 s. f. veterinary hospital	Received 3/4/15 and under review

## **HORIZON REPORT 2015 KEY PROJECTS**

**MARCH 2015**

**This is a list of Key Projects currently in the DPZ Work Plan or in the Queue involving Planning Commission Review**

<b>Staff Contacts</b>	<b>Application Description</b>	<b>Status</b>
Irish Grandfield and Susan Berry-Hill	Flood Plain Ordinance – Complete amendments to TLZO Article 13 Flood Protection to fully comply with FEMA standards	Staff began work on ordinance revisions. Project put on hold pending other priorities, Work expected to resume fall of 2014
Mike Watkins Susan Berry-Hill	H-2 East Market Street Small Area Plan	Initial Design Charrette with Design Cabinet held 4/6/14. Staff work expected to start fall of 2014
Not yet assigned	PRC Office to Retail Ratio - Amend PRC District to eliminate or amend the current 2.5:1 retail to office ratio	Staff is awaiting instruction on this
Irish Grandfield Susan Berry-Hill	Low Impact Development Regulatory Changes – Amendments to various sections of TLZO to make it more environmentally responsive	Staff work will begin upon completion of Flood Plain Ordinance
Mike Watkins and Tom Scofield	H-2 Overlay District Update – Revise/replace/delete Sec. 7.6 H-2 Overlay District and the Design Guidelines	Begin Spring of 2014

## HORIZON REPORT 2015 – PRE-APP MEETINGS JANUARY – MARCH 2015

<b>Application Name</b>	<b>Location</b>	<b>Meeting Date</b>	<b>Project Manager</b>	<b>Development Proposed</b>	<b>Status</b>
Village at Leesburg	Village at Leesburg	1/27/15	Mike Watkins	Urgent Care and Veterinary Hospital Uses	
USCTA		2/5/15	Irish Grandfield		
TLZM-2014-0009 & TLTA-2014-0002 Sycolin Commons	Sycolin Road between Battlefield Pkwy. and Route 7	2/5/15	Irish Grandfield	Rezoning and Town Plan amendment to allow 62 townhomes with rear load garages on approx. 7.9 acres	First submission received and under review
TLZM-2015-0004 Crescent Place	Harrison Street & Catoctin Circle, SE	2/16/15	Mike Watkins	Amend lot setbacks	PC PH 3/19/15